

101.0

Map

0006

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 712,600 /

USE VALUE: 712,600 /

ASSESSED: 712,600 /

Total Card /

Total Parcel

712,600

712,600

712,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TOWER RD, ARLINGTON

OWNERSHIP

Owner 1:	WUJCIAC STEVEN E/TRUSTEE
Owner 2:	WUJCIAC REALTY TRUST
Owner 3:	
Street 1:	31 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	VALENTINE KAREN E /TRUSTEE -
Owner 2:	VALENTINE REALTY TRUST -
Street 1:	31 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,360 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Clapboard Exterior and 1896 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7360		Sq. Ft.	Site		0	70.	0.87	5									448,559						448,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7360.000	264,000		448,600	712,600
Total Card	0.169	264,000		448,600	712,600
Total Parcel	0.169	264,000		448,600	712,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	375.74	/Parcel:	375.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,000	0	7,360.	448,600	712,600	712,600	Year End Roll	12/18/2019
2019	101	FV	251,700	0	7,360.	455,000	706,700	706,700	Year End Roll	1/3/2019
2018	101	FV	251,700	0	7,360.	339,600	591,300	591,300	Year End Roll	12/20/2017
2017	101	FV	249,900	0	7,360.	307,600	557,500	557,500	Year End Roll	1/3/2017
2016	101	FV	249,900	0	7,360.	294,800	544,700	544,700	Year End	1/4/2016
2015	101	FV	208,100	0	7,360.	249,900	458,000	458,000	Year End Roll	12/11/2014
2014	101	FV	208,100	0	7,360.	237,100	445,200	445,200	Year End Roll	12/16/2013
2013	101	FV	208,100	0	7,360.	225,600	433,700	433,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTINE KAREN	1484-69		1/19/2016		637,500	No	No		
VALENTINE LEROY	1479-13		9/15/2015	Convenience		1	No	No	Leroy F Valentine dod 9/11/2015
	708-116		1/1/1901	Family			No	No	Eileen T Valentine dod 3/7/2000

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALENTINE KAREN	1484-69		1/19/2016		637,500	No	No		
VALENTINE LEROY	1479-13		9/15/2015	Convenience		1	No	No	Leroy F Valentine dod 9/11/2015
	708-116		1/1/1901	Family			No	No	Eileen T Valentine dod 3/7/2000

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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VALENTINE LEROY	1479-13		9/15/2015	Convenience		1	No	No	Leroy F Valentine dod 9/11/2015
	708-116		1/1/1901	Family			No	No	Eileen T Valentine dod 3/7/2000

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2017	972	Heat App	11,000	C				
2/29/2016	203	Redo Kit	20,500		2/29/2016			Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	SQ Returned	MM	Mary M
11/7/2016	Permit Visit	DGM	D Mann
11/7/2016	Inspected	DGM	D Mann
4/13/2009	Measured	197	PATRIOT
10/22/1999	Meas/Inspect	256	PATRIOT
8/21/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

